BLOCK 3 LOT 51
EX R/W OR 677/1198
SPRING HILL SUB #2 PB 5/35

RAMIREZ MARIA
96012 SUNFISH LANE
YULEE, FL 32097

2024

45-2N-28-550B-0003-0510

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

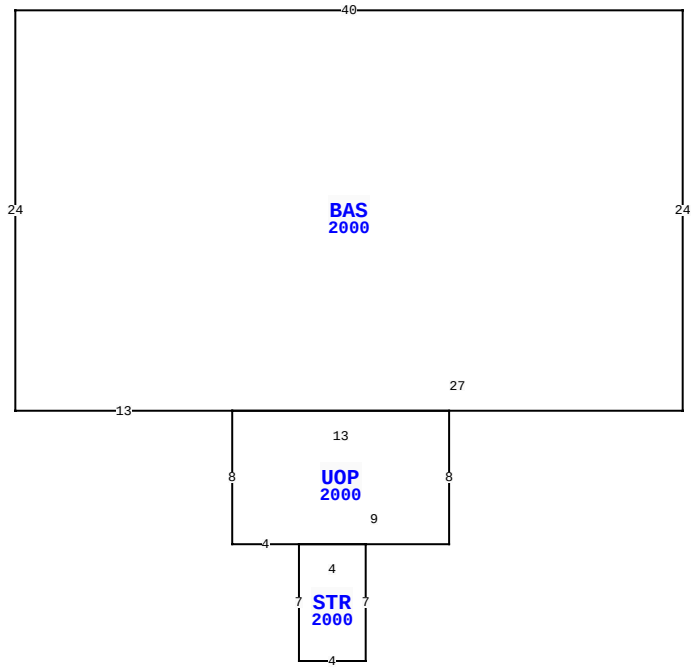
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	14,408
STR	28	10	3	45
UOP	104	25	26	390
TOTALS	1,092		989	14,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	989	107.2000	75.04	74,215	1983	1983	0	0	10	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



940917 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,843
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	102,538
SOH/AGL Deduction	45,821
ASSESSED VALUE	56,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,717
TOTAL JUST VALUE	102,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 1153	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1938	9/08/2023	QC	U	I	11	100
GRANTOR: PERALTA ELIAZAR FIGUE						
GRANTEE: RAMIREZ MARIA						
1416/0120	5/31/2006	WD	U	I	07	100
GRANTOR: WELLS WILLARD D						
GRANTEE: FIGUEROA ELIAZAR P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S24 E13 UOP=[YR=2000] S8 E4 STR=[YR=2000] S7 E4 N7 W4$ E9 N8 W13 $ E27N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS